



## Western Gateway, Plaistow, E16

Asking Price: £410,000

Benham  
& Reeves

# Western Gateway, Plaistow, E16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautifully appointed two bedroom, two bathroom apartment with a unique wraparound balcony of the sought-after Westgate Apartments, ideally located in Royal Victoria Dock. Thoughtfully designed for modern living, the property is flooded with natural light through expansive floor-to-ceiling windows and features a private balcony with exceptional views.

The principal bedroom benefits from a sleek en-suite shower room, while the second bedroom is served by a stylish, contemporary family bathroom. The spacious open-plan living area flows effortlessly into a modern kitchen, fully fitted with integrated appliances, perfect for both everyday living and entertaining guests.

Residents of Westgate Apartments enjoy access to excellent amenities, including a concierge service and a well-equipped on-site gym.

Just moments from Custom House station and the Elizabeth Line, this prime location ensures easy access to Central London and beyond. With the Excel Centre, local dining spots, and a range of leisure activities, including water sports right on your doorstep, this home offers the perfect balance of comfort, convenience, and lifestyle.





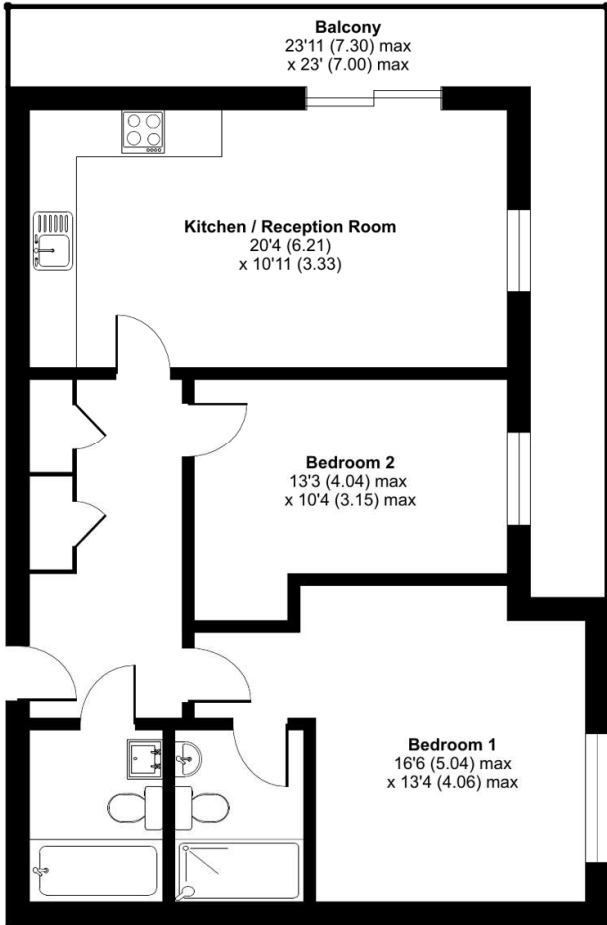
## Property Features:

- 2 Double Bedrooms
- 2 Bathrooms
- Built-In Wardrobes
- Open-Plan Living Room with Kitchen
- Concierge and Gym
- Communal Roof Terrace
- Chain Free
- Close to Custom House, Elizabeth line and Emirates Cable Cars




Western Gateway, London, E16

Approximate Area = 727 sq ft / 67.5 sq m  
For identification only - Not to scale



SIXTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£410,000
Tenure:	Leasehold Expires 21/03/2199 Approximately 173 Years Remaining
Ground Rent:	£350.00 (per annum) 2025
Service Charge:	£3,670.00 (per annum) 2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.9% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250143

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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